



Story County Planning and Development

Administration Building

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MEMORANDUM

DATE: April 26, 2022
TO: Story County Board of Supervisors
FROM: Andrea Wagner, Planner, Story County Planning and Development
RE: Board of Regents, State of Iowa, for Benefit of Iowa State University Voluntary Annexation

The Board of Regents, State of Iowa, for Benefit of Iowa State University, proposes to voluntarily annex two parcels in Section 17 of Washington Township. The parcels are [09-17-200-450](#) and [09-17-200-460](#), also known as 2121 and 2219 State Avenue, Ames, Iowa. The parcels total 10.79 acres and are adjacent to the city's boundaries on three sides (north, west, and south). To the east is State Avenue, which the city has jurisdiction over. Because the subject properties are currently a peninsula of unincorporated area, the annexation will create more uniform boundaries for the City.

The annexation will also facilitate the extension of City sewer to Iowa State property, including a new feed mill. The area surrounding the subject properties is also owned by Iowa State University and is the location of Curtiss Farm. The farm totals approximately 141 acres on the south side of Highway 30 and west of State Avenue. It is the location of the new Kent Corp Feed Mill and Grain Science Complex, currently under construction. The feed mill is located north of the subject properties. City water is already available along State Avenue. Iowa State will be responsible for the costs of the sewer extension. The extension is planned to be sized for Iowa State's needs, rather than oversized.

Other adjacent properties include Christensen's Subdivision (on Meadow Glen Road) to the east across State Avenue. Worle Creek is to the south of Curtiss Farm.

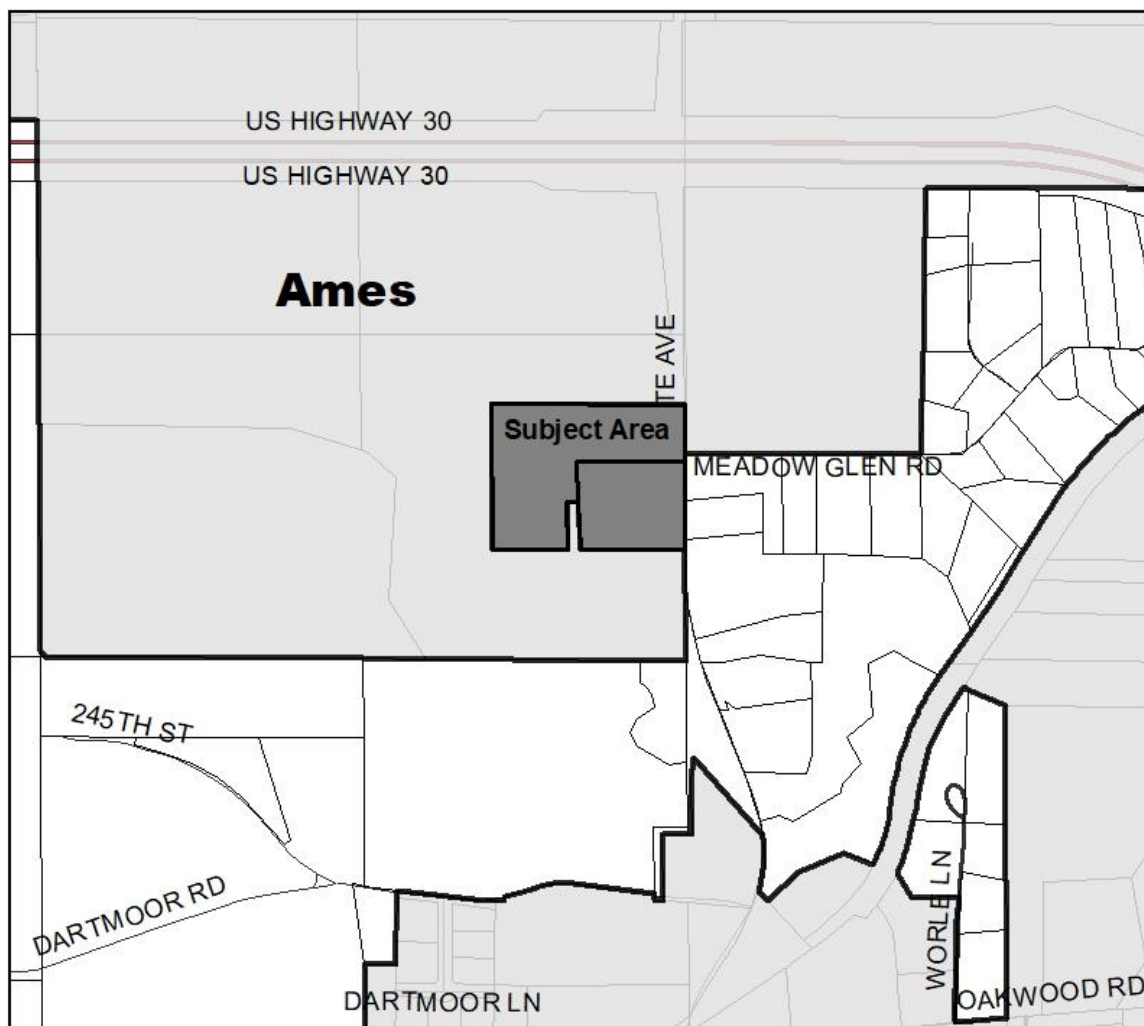
[Iowa Code § 368.7](#) on annexations indicates that the Board of Supervisors is to take action on an annexation and review where the annexation is compatible with the comprehensive plan. The property is located in the Ames Urban Fringe and designated Urban Residential. According to Ames Urban Fringe Plan (AUFPP) policies, Urban Residential areas are to be annexed and developed under city standards.

The City of Ames hosted a consultation meeting on the requested voluntary annexation on April 7, 2022. At the meeting, City staff relayed comments they had received from one of the township trustees. These comments included concerns that properties on Meadow Glen Road would be included in the annexation as non-consenting properties and that fire service would be inadequate for the residential areas. The City does not intend to take in any other property with this annexation, and they already have an agreement with Iowa State to provide fire service to the subject properties. Additionally,

there is a hydrant located on the east side of State Avenue. The township trustee also asked how much revenue the County would lose with the annexation. Since the subject properties are owned by the State of Iowa, the County will not be losing any revenue, as the properties are tax exempt.

Ames City Council will take action on this item at their May 24, 2022, meeting. State code indicates they are to consider the Board of Supervisors' action in making their decision on the annexation request. City Development Board action is not required.

Given that the request is a 100% voluntary annexation that will facilitate development inside the City's boundaries and is in accordance with the Ames Urban Fringe Plan and Land Use Policy Plan, resolution #22-74 is written to support the voluntary annexation request.



ADMN22-000002
Voluntary Annexation of 2219 and
2121 State Avenue
Parcel #s 09-17-200-450 and 09-17-200-460



Legend

- Parcels
- Subject Area



0 0.05 0.1 0.2 Miles

Map created on 4/20/2022
 by the Story County Planning and Development Department.

DISCLAIMER:
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